

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6874**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF LOS GATOS FOR MARCH 29, 2011, HELD IN THE TOWN COUNCIL CHAMBERS LOBBY, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 a.m. by Chair Paulson.

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**ATTENDANCE**

Members Present:

*Joel Paulson, Senior Planner*

*Jennifer Savage, Associate Planner*

*Marni Moseley, Associate Planner*

*Mike Machado, Building Official*

*Trang Tu-Nguyen, Assistant Civil Engineer*

**PUBLIC HEARINGS**

ITEM 1:     15½ N. Santa Cruz Avenue  
              Architecture and Site Application S-11-005

Requesting approval for exterior alterations to a pre-1941 commercial structure on property zoned C-2:LHP. APN 510-44-077.

PROPERTY OWNER: La Canada Investments, LLC

APPLICANT: David Powell

PROJECT PLANNER: Jennifer Savage

1.   *Chair Paulson* opened the public hearing.
2.   Staff gave report on proposed project.
3.   Applicant was introduced.
4.   Members of the public were not present.
5.   Public hearing closed.
6.   *Tu-Nguyen* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a)   The project is Categorically Exempt pursuant to Sections 15301 of the State Environmental Guidelines as adopted by the Town.
  - (b)   As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
  - (c)   As required by Section 29.80.290(1) of the Town Code, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark, nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.

7. *Machado* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 2:**     112 Garden Hill Drive  
                  Architecture and Site Application S-10-061

Requesting approval to exceed the maximum allowable floor area on property zoned R-1:8. APN 424-23-079

PROPERTY OWNER/APPLICANT: Tinny Dohn

PROJECT PLANNER: Marni Moseley

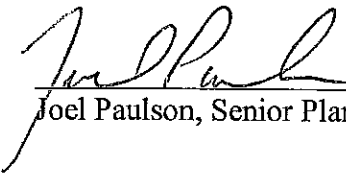
1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project. The public was informed that pursuant to State Law, the Town has no jurisdiction regarding the group home use, and therefore, the use is not subject to this hearing and that the application is required to be reviewed as a single family residence.
3. Applicant was introduced.
4. Members of the public were present:
  - Michael Post* – Mr. Post referenced a petition against the project that was submitted to the Town. He expressed concerns with the proposed expansion, the use, the traffic, and the increased emergency vehicle traffic.
  - Aaron Gallardo* – Mr. Gallardo asked for details of the differences between the existing operation and the proposed operation. He also expressed the concerns of the neighbors and the lack of communication that should be addressed by the applicant.
5. Public hearing closed.
6. *Machado* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.
  - (b) The following findings were made as required by Section 29.40.075 of the Town Code to exceed the Maximum FAR:
    - (1) The design theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of:
      - a. Any applicable landmark and historic preservation overlay zone; and
      - b. Any applicable specific plan; and
      - c. The adopted residential development standards; and
    - (2) The lot coverage, setbacks and FAR of the proposed project is compatible with the development on surrounding lots, in that there will be no exterior changes, the massing of the structure will remain the same, and the property owner will be required to record a deed restriction to restrict any future addition of garage or living space.

- (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Tu-Nguyen* seconded, motion passed unanimously.
  8. Appeal rights were cited.

**OTHER BUSINESS - NONE**

**ADJOURNMENT**

Meeting adjourned at 9:45 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
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Joel Paulson, Senior Planner